

Department of Permits Approvals and Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Loan L Phan

Respondent

Civil Citation No. 86736

2714 Burrige Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE ADMINISTRATIVE LAW JUDGE

This matter came before the Administrative Law Judge on April 19, 2011, for a Hearing on a citation for violations of the Baltimore County Code (BCC) 2003 Building Regulations Article 35-Subtitle 3, Building Permits section 35-2-301/304: permits required for action without permit, failure to obtain permit for deck and fence on residential property.

On March 19, 2011, pursuant to § 3-6-205, Baltimore County Code, Inspector Rodney Larrick issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$5,000.00 (five thousand dollars).

The Respondent failed to request a Code Enforcement Hearing and/or failed to appear after requesting a Hearing. Baltimore County Code, § 3-6-205(d) provides that in case of failure to request a Code Enforcement Hearing or if the violator (Respondent) fails to appear after requesting a Hearing then the citation and the civil penalty, shall be the Final Order of the Code Official not subject to appeal.

IT IS ORDERED by the Administrative Law Judge that a civil penalty be imposed in the amount of \$5,000.00 (five thousand dollars).

IT IS FURTHER ORDERED that the \$5,000.00 Civil Penalty imposed will be abated if by 30 days of the date of this Order (May 19, 2011) the property owner reaches compliance by obtaining a permit for the deck and any other structure needing a permit as deemed by Inspector Larrick.

IT IS FURTHER ORDERED that if no permit is obtained and the full penalty is imposed and is not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 20th day of April 2011

Signed: Original Signed 4/20/11
Timothy M. Kotroco
Administrative Law Judge

TMK/jaf